LOTS 1 & 2
A E EWING 1 PB 3/67

LONG TAMMY
615729 RIVER ROAD
CALLAHAN, FL 32011

2025

25-2N-24-226A-0001-0000

BUILDING CHARACTERISTICS

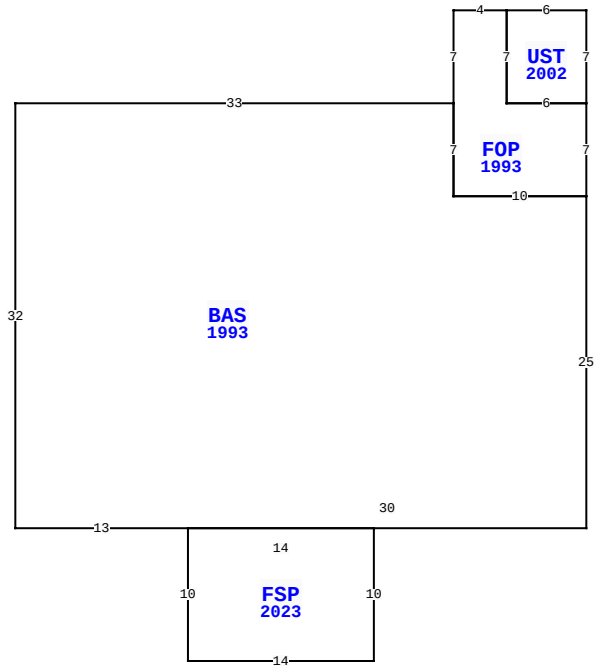
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100	1993	1,306	205,721
FOP	98	30	1993	29	4,568
FSP	140	40	2023	56	8,821
UST	42	45	2002	19	2,993
TOTALS	1,586			1,410	222,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,410	125.6112	165.81	233,792	1965	2020	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2024 Heated Area: 1306 HX Base Yr 2024



615729 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		222,102
TOTAL MARKET OB/XF VALUE		1,123
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		263,225
SOH/AGL Deduction		1,551
ASSESSED VALUE		261,674
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,952
TOTAL JUST VALUE		263,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1399	9/21/2023	WD	Q	I	01	340,000
GRANTOR: KASSNOFF & WELSH REVO						
GRANTEE: LONG TAMMY						
2657/1069	7/13/2023	WD	U	I	11	100
GRANTOR: WELSH SHARON						
GRANTEE: KASSNOFF & WELSH RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-10,7] W33 S32 E13 E30 N25 W10 N7 $
FSP=[YR=2023;ORIG=-30,39] S10 E14 N10 W14 $
FOP=[YR=1993;ORIG=-6,0] W4 S7 S7 E10 N7 W6 N7 $
UST=[YR=2002;ORIG=0,0] W6 S7 E6 N7 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	1980	1980	3	30	1,123	

LAND DESCRIPTION

TOTAL OB/XF 1,123

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS